



# Clayton County Proposed Zoning Ordinance Map Amendments



**May 30, 2017 – Board of Commissioners  
Public Meeting**

# Zoning Moratorium Overview

April 16, 2016 to May 30, 2017

Re-examine our zoning ordinance  
and maps concurrently.

Planning, Zoning, and Growth  
Management.

STATE OF GEORGIA

COUNTY OF CLAYTON

RESOLUTION NO. 2016-80

A RESOLUTION ADOPTING A MORATORIUM ON THE ACCEPTANCE OF ALL ZONING RELATED APPLICATIONS FOR REVIEW AND CONSIDERATION BY THE CLAYTON COUNTY BOARD OF COMMISSIONERS, THE ZONING ADVISORY BOARD, THE BOARD OF ZONING APPEALS, AND TO THE CLAYTON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AS THEY RELATE TO EXISTING OR PROPOSED PROPERTIES WITHIN ALL ZONING DISTRICTS WITHIN CLAYTON COUNTY TO BE IN EFFECT FROM ENACTMENT THROUGH AND INCLUDING AUGUST 19, 2016, OR EARLIER; TO ADOPT AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, the Clayton County Board of Commissioners, as a part of planning, zoning and growth management, is drafting and preparing to adopt new zoning related ordinances and has been studying the County's best estimates and projections of the type of development which could be anticipated within the unincorporated areas of the County; and

WHEREAS, the County deems it necessary to adopt a Moratorium on all zoning related applications submitted to the Board of Commissioners, the Zoning Advisory Board, the Board of Zoning Appeals, and to the Clayton County Department of Community Development for the purposes of allowing time to finalize the drafted zoning language, to clear existing zoning agendas, and to prepare County staff for the administration of the new zoning ordinances; and

WHEREAS, the Board has been vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining the health, morals, safety, security, peace and the general welfare of the unincorporated portions of the County; and

## ▸ **Proposed Map Amendment Goals**

- Support and implement the Clayton Forward 2034 Comprehensive Plan
- Encourage economic development and redevelopment
- Restructure existing zoning districts and adopt new districts and regulations
- Adopt Uses and Design standards
- Locate areas in the county to implement proposed changes

# Amendments Impacting Quality of Life

- Urban Gardens
- Poultry Keeping
- Food Trucks
- Vacation Rentals (AirBnB)
- Manufactured Home Parks
- Garage Sales
- Filming Around the County





# Tara Boulevard and Highway 42 Overlay Design Guidelines



# Overlay Design Guidelines



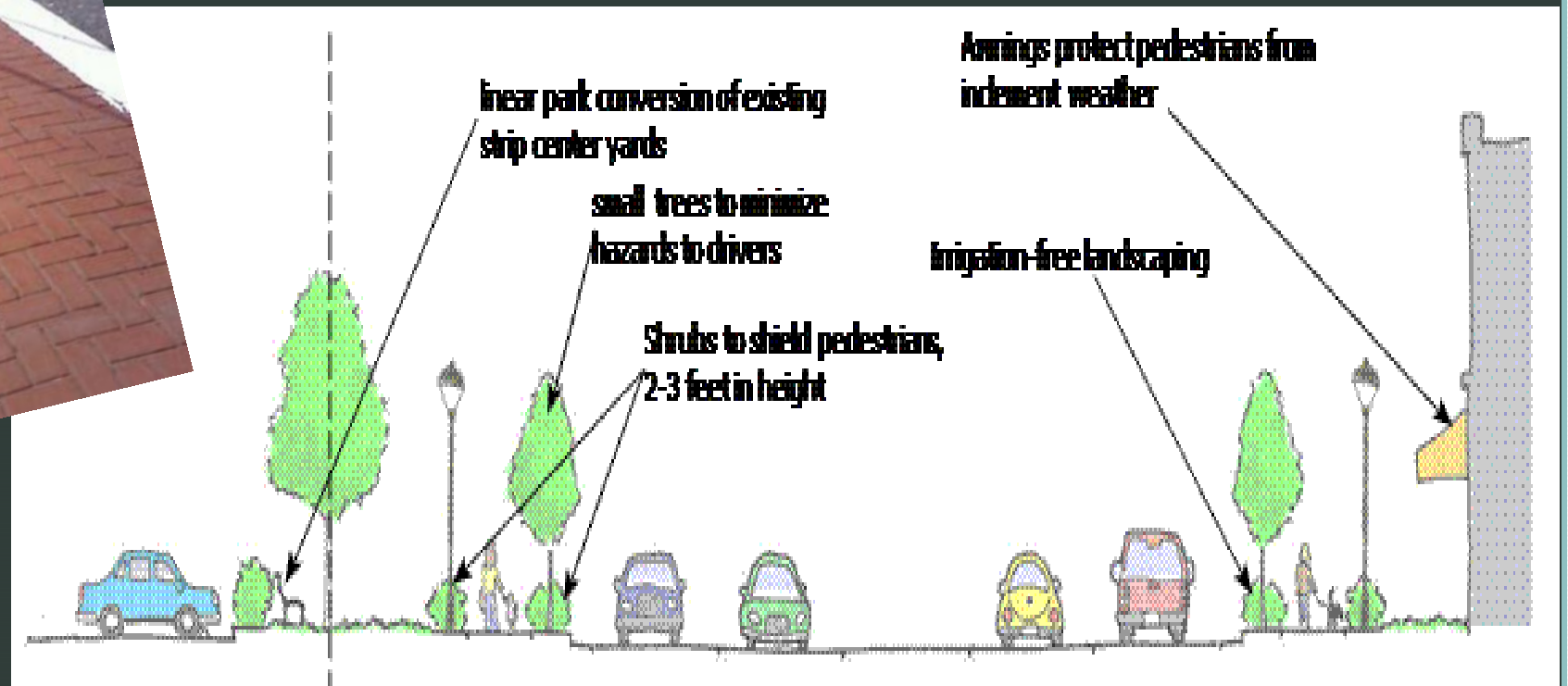
## East/West Corridor

Highway 138, Walt Stephens Road,  
Jodeco Road, and Noah's Ark  
Road





# Design Guidelines - East/West Corridor



## ✓ **New Proposed Zoning Districts**

- **Office Institutional**
- **Urban Village**
- **Mixed Use**
- **General Business**
- **Mixed Use Commercial-Industrial**



## ▸ **Office Institutional District**

- Provides transitional area between residential and commercial districts.
- Will encompass greater building heights (six-story minimum).
- Reserves land for office development in park-like settings.
- Uses include hotels, midrise professional offices, libraries, museums.
- Provides economic development opportunities.

## Urban Village District

- To foster compact urban settings accommodating a mix of office, hospitality, art, entertainment and service uses.
- Such settings are intended as gathering places for convenience shopping and employment, and recreation and to enhance urban living.

## ✓ **Mixed Use District**

- A full range of housing types, employment, retail and entertainment options is accommodated by the Mixed Use District.
- Development standards are geared toward traditional downtowns with buildings at the street, offices and broad sidewalks and streetscapes designed to encourage a lively street scene.

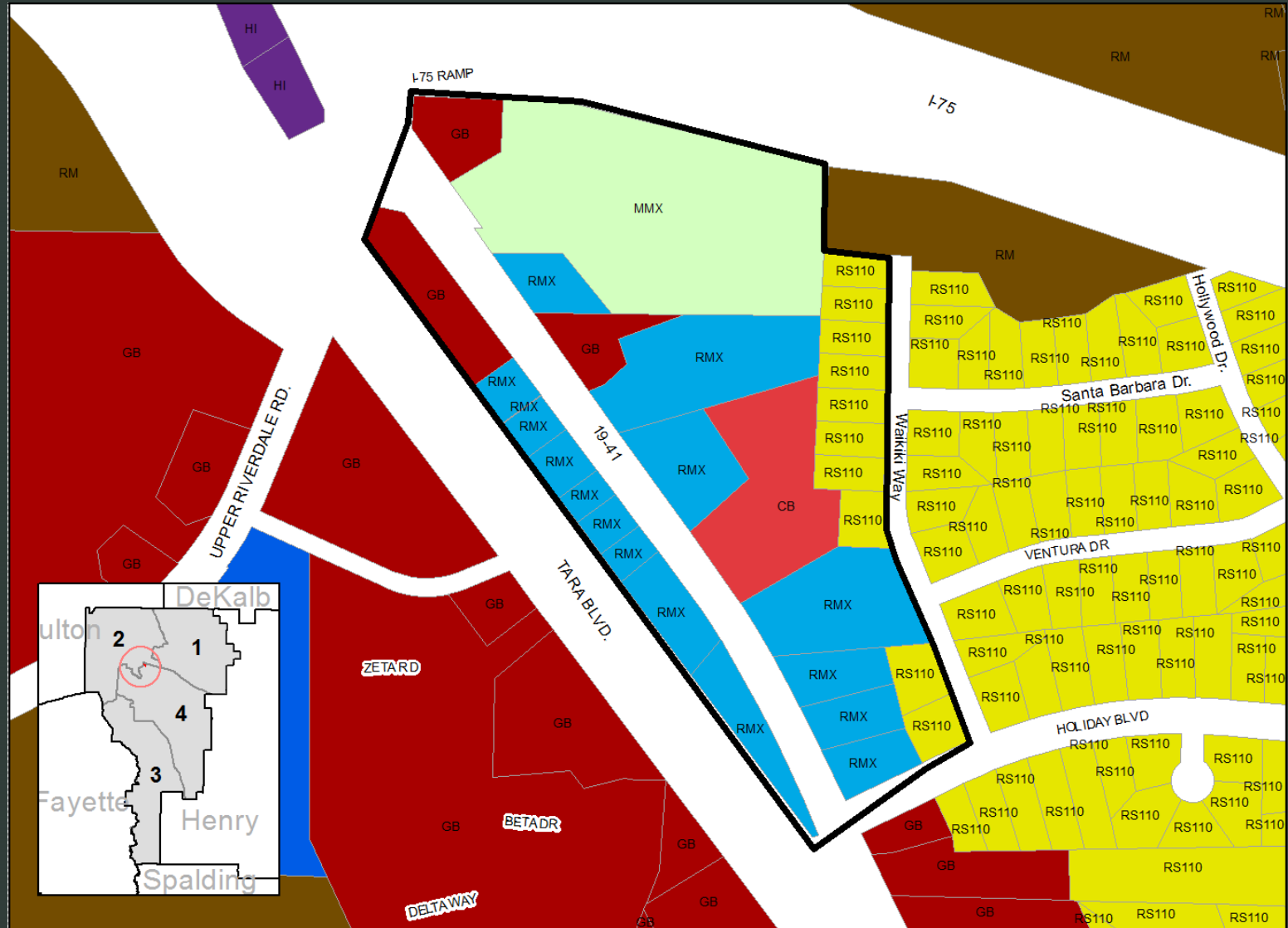
## ▸ **General Business District**

- To accommodate a wide variety of retail, service, and entertainment uses.
- The development standards are designed to improve the function of businesses and the corridors that serve them.
- The Neighborhood and Community Business Districts will become General Business.
- District will have fewer permitted uses, but more conditional uses.



# Area of Interest - Office Institutional

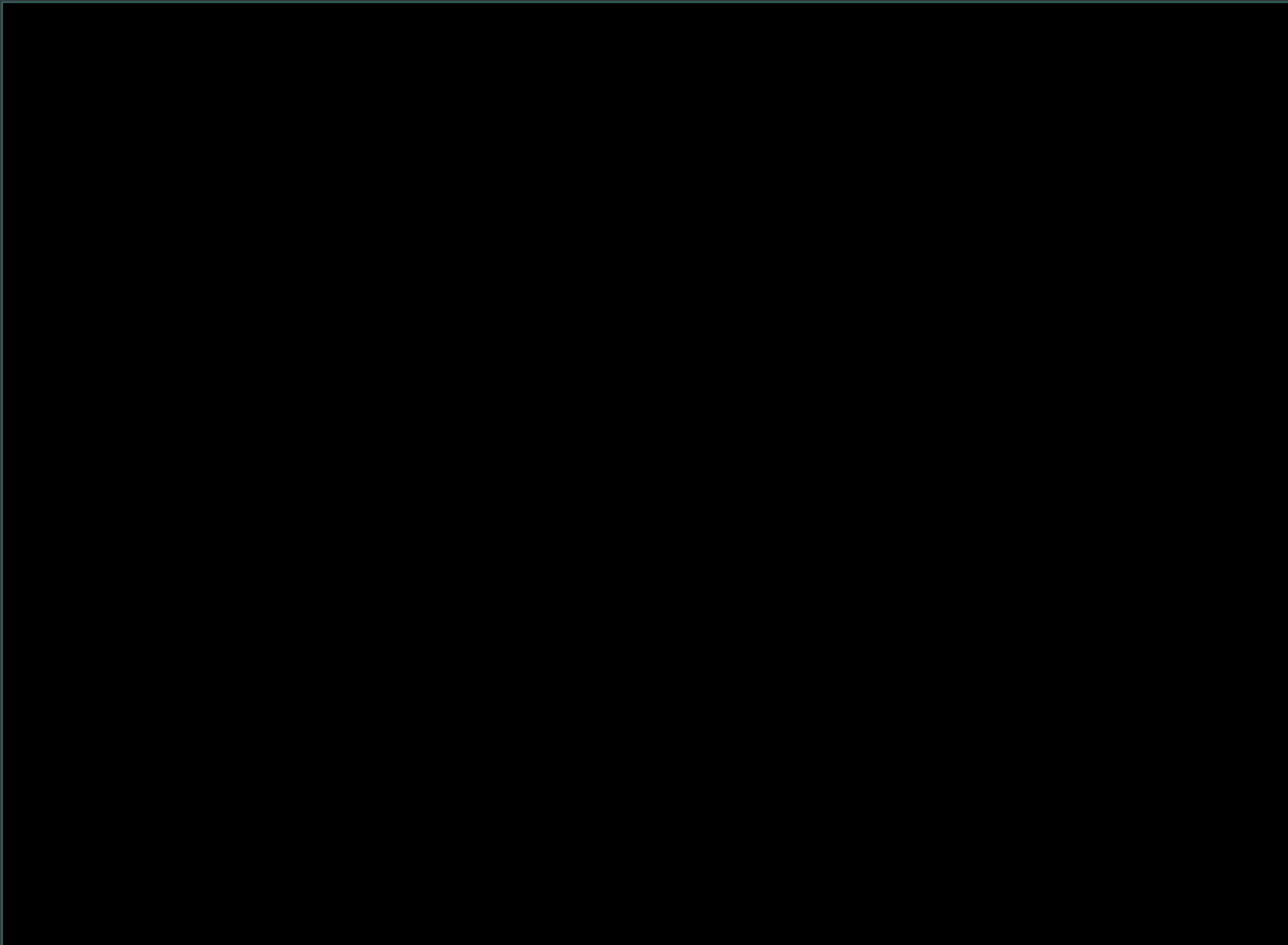
Rezone from RMX,  
GB, CB, RS-110  
and MMX to (OI)  
Districts



## Area of Interest - Video

# The Clayton County Gateway

- Location: I-75, Tara Blvd and Old Dixie
- Current Land Uses: Abandoned hotel building, the old Clarion Hotel and various other commercial businesses.



## Typical Commercial Corridor



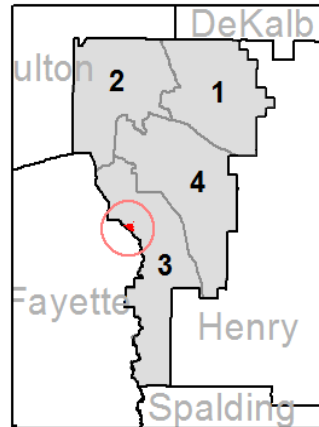
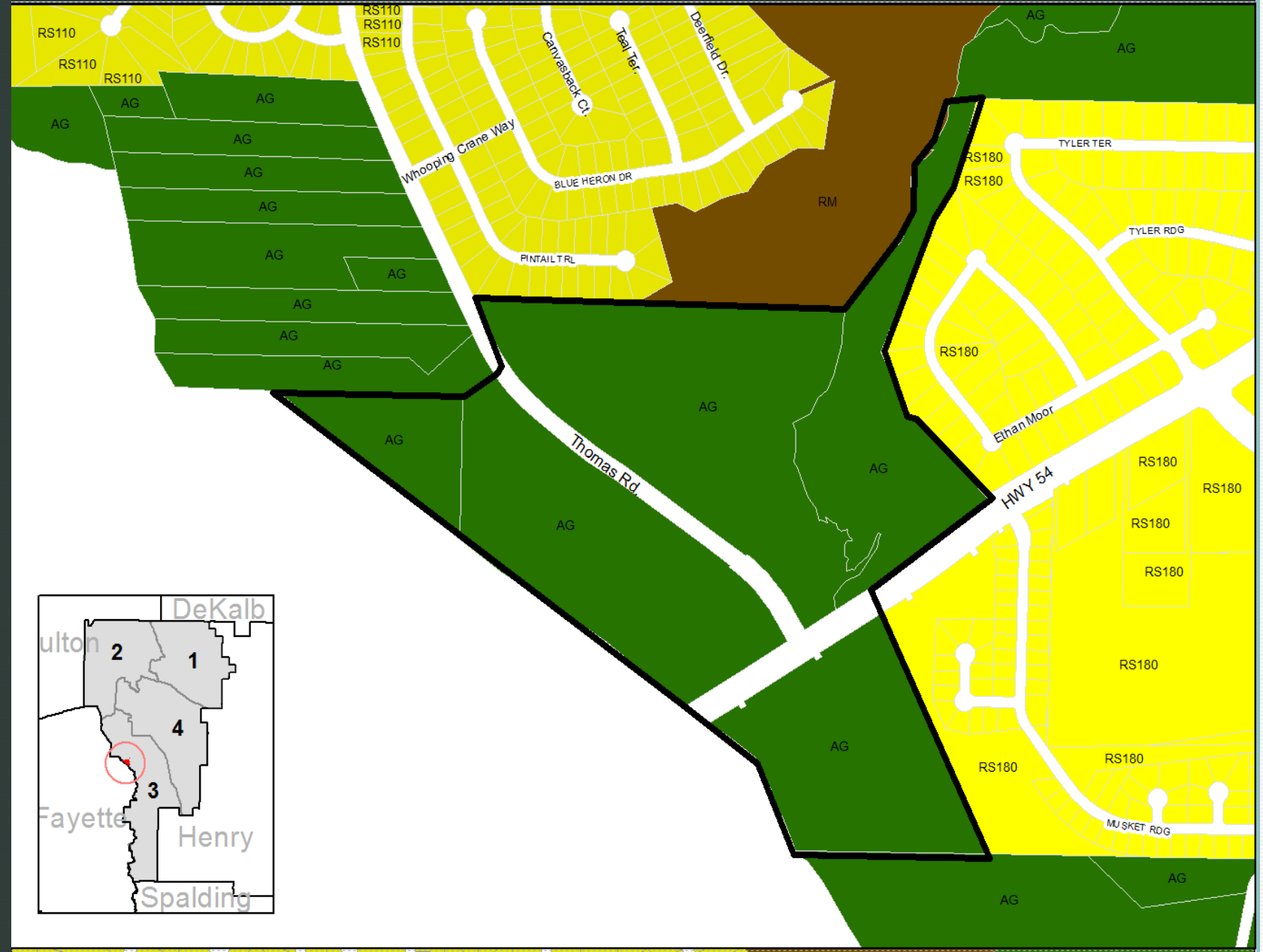


## ➤ Current Commercial Node



# Area of Interest - Urban Village

Rezone from AG to UV





# Urban Village





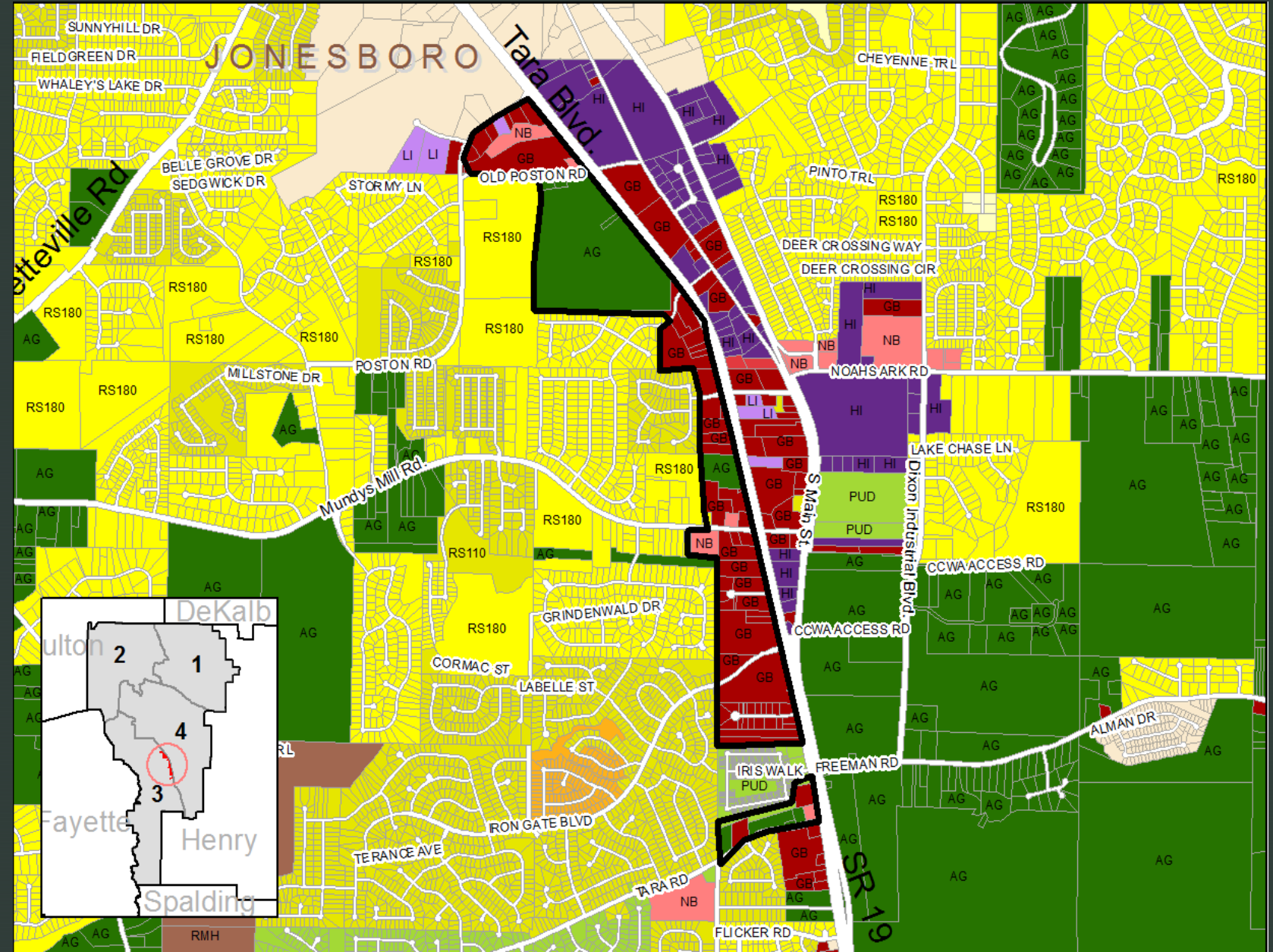
# Urban Village - Promotes Rooftop dining





# Area of Interest - Mixed Use

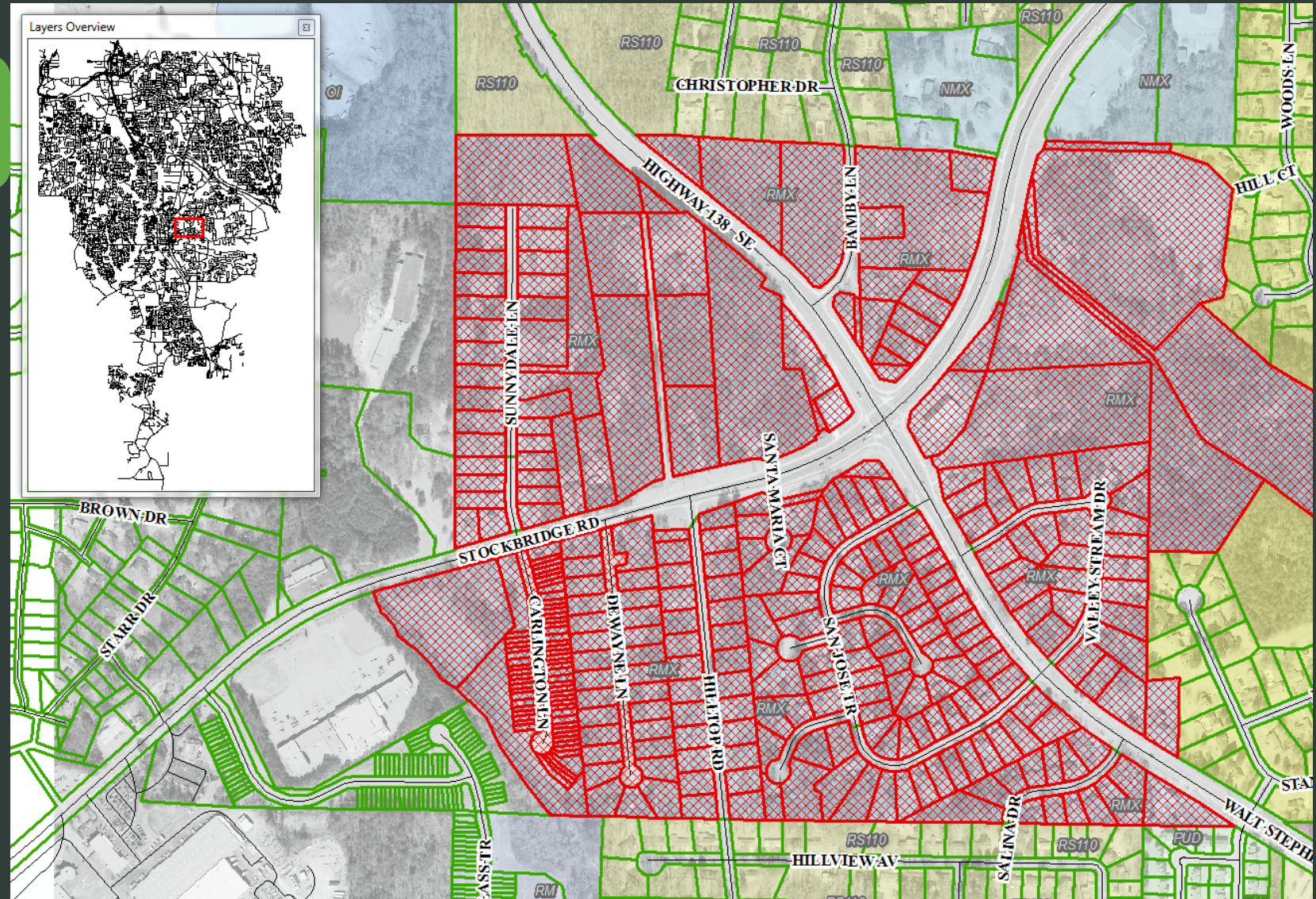
Rezone from various  
zoning district to MX





# Area of Interest – Mixed Use Node

Rezone from RMX to MX

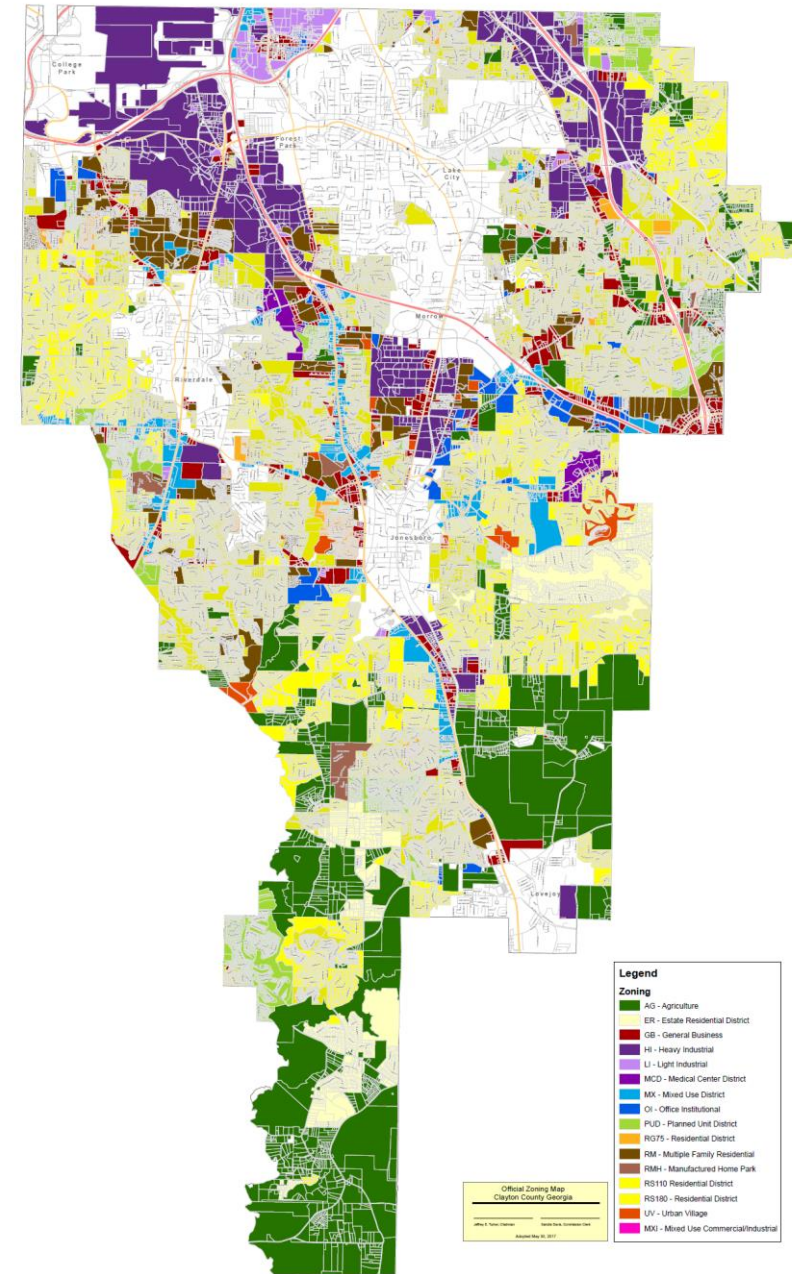




# Proposed: Mixed Use District



# Zoning Map





## Areas of Interest (recap)

- Old Dixie Highway Area (Rezone RS-110 to Urban Village)
- Old Dixie Highway and Tara Boulevard Area (Rezone to Office Institutional – 3 story minimums)
- 6200 Frontage Rd/Old Dixie (GB to HI)
- Walt Stephens Area (Rezone NB and GB to Urban Village)
- Highway 138/Walt Stephens RMX parcels to Residential and Commercial Designations
- Old Ivy Place (RM to UV)
- Jonesboro Road (RM to UV)
- Urban Village District